

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**  
**SALDUTTI LAW GROUP**  
William F. Saldutti, III, Esquire – WS5719  
800 Kings Highway North, Suite 300  
Cherry Hill, NJ 08034  
(856) 779-0300  
Counsel for Creditor THE FIRST NATIONAL  
BANK OF ELMER

In Re:

Kostas Roustas and Stella Roustas,  
  
Debtors.

Case No.: 17-22778-JNP

Chapter: 11

Hrg Date:

Judge: Hon. Jerrold N. Poslusny, Jr.



Order Filed on August 28, 2018  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

Recommended Local Form:

(X) Followed

( ) Modified

**ORDER VACATING STAY AS TO REAL PROPERTY**

The relief set forth on the following page is hereby ORDERED.

**DATED: August 28, 2018**

  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

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Debtor: KOSTAS ROUSTAS and STELLA ROUSTAS

Case No. 17-22778-JNP

Caption of Order: Order Vacating Stay as to Real Property

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Upon the motion of The First National Bank Of Elmer, by and through counsel, Saldutti Law Group, pursuant to Bankruptcy Code section 362(d)(1) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown,

It is on this day **ORDERED**:

1. that the automatic stay is vacated to permit the Movant to pursue the Movant's rights in the collateral described below and proceed to a Sheriff's Sale of the subject real property below;
2. that the Movant shall serve this order on the debtor(s), any trustee and any other party who entered an appearance on the motion;
3. that the conversion to any other Chapter of the U.S. Bankruptcy Code shall not affect the relief granted herein.

Description of Subject Property

**1170 Route 73, Block 1306.1, Lot(s) 14, 15 (16-19, 28-32), Township of Mount Laurel,  
Burlington County, New Jersey**

## Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New JerseyIn re:  
Kostas Roustas  
Stella Roustas  
DebtorsCase No. 17-22778-JNP  
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 28, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 30, 2018.  
db/jdb +Kostas Roustas, Stella Roustas, 49 Oak Ridge Drive, Voorhees, NJ 08043-1537

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 30, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 28, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Dino S. Mantzas on behalf of Debtor Kostas Roustas dino@dmantzaslaw.com  
Dino S. Mantzas on behalf of Joint Debtor Stella Roustas dino@dmantzaslaw.com  
Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov,  
jeffrey.m.sponder@usdoj.gov  
John R. Morton, Jr. on behalf of Creditor ACAR Leasing Ltd. dba GM Financial Leasing  
ecfmail@mortoncraig.com, mortoncraigecf@gmail.com  
Kevin Gordon McDonald on behalf of Creditor Toyota Lease Trust kmcdonald@blankrome.com,  
bkgroup@kmlawgroup.com  
Linda S. Fossi on behalf of Creditor US Bank Cust for PC 4 & CRDTRS lfossi@zeitzlawfirm.com,  
gzeitz@zeitzlawfirm.com;cdillon@zeitzlawfirm.com;rzeitz@zeitzlawfirm.com  
Rebecca K. McDowell on behalf of Creditor The First National Bank of Elmer  
rmcdowell@slgcollect.com  
Richard M. Berman on behalf of Creditor Republic Bank richard.berman@dinsmore.com  
Timothy R. Wheeler on behalf of Creditor Melrose Credit Union timothy.wheeler@wilsonelser.com,  
sheyla.ibazeta@wilsonelser.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William F. Saldutti, III on behalf of Creditor The First National Bank of Elmer  
wsaldutti@slgcollect.com, kcollins@slgcollect.com

TOTAL: 12